

# **Potomac Yard Design Advisory Committee Meeting (PYDAC)**

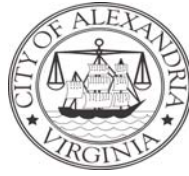
**September 20, 2017**

**7 p.m.**

**Location: Potomac Yard Fire Station Community Room**

## **Meeting Agenda**

- I. Introductions
- II. Landbay H/I East Multifamily
- III. *\*Postponed\** Choice Hotels proposal (Landbay G Block G)



## DEPARTMENT OF PLANNING AND ZONING

DATE: September 12, 2017

TO: Potomac Yard Design Advisory Committee (PYDAC)

FROM: Planning & Zoning Staff

SUBJECT: Landbay H/I East Multifamily Proposal

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### Summary of Proposal

As noted in the April 2017 memorandum to PYDAC (see attached), the applicant, Potomac Yard Development (PYD), is requesting approval to construct two new multifamily residential buildings at 2551 Main Line Boulevard. The project, known as Landbay H/I East Multifamily, would feature two L-shaped multifamily residential buildings measuring six stories and 69.5 and 70 feet in height. Each building would be located to either side of a central pedestrian walkway and open space. The two-level, below-grade parking garage accessible from Watson Street would contain a total of 207 spaces. The east building would contain 70 units and the west building would contain 72 units for a total of 142 units in the project.

The proposal remains the same as it was in the last review with a few exceptions. The building height measurement has technically increased by about three feet due in part to a zoning definition that requires that parapets over three feet in height must count toward overall building height. The applicant has also refined the buildings' design to respond to comments from the April 2017 PYDAC meeting.

### Refinements to Building Design

At the April 2017 PYDAC meeting, the following four design-related matters were discussed as action items for the applicant to study further:

- Enhance the front entrances of the buildings. Consider changing the color of the cement panel color above the front entrance area from gray to blond-colored to match the blond-colored brick below. The front entrance wall could also be further distinguished by projecting it outward from the main building wall entrance.
- The striped blond brick base on the buildings could be raised for better architectural balance with the top of the building.
- Potential solutions to the somewhat heavy appearance of the top floor should be studied.

- Clarification of the materials used on the cornice and top floor area of the building.

Following the April meeting, the applicant provided staff with updated architectural elevations addressing design-related matters. As shown in the attached images, the color of the cement panel above the front building entrance has been changed and the wall below it has been projected from the main building wall. As a result of the latter change, the cornice now also features greater detail at the corners of the front building expression. The striped brick base has been raised to improve architectural balance. The cornice has been slightly raised above new window lintels to slightly reduce the apparent height of the top floor of the building.

### **Conclusion**

Staff believes that the current submission, including the refinements in response to PYDAC comments at the April 2017 meeting, is in general conformance with the Potomac Yard Design Guidelines. The project is scheduled to be heard by Planning Commission and City Council next month (October 2017).

**The Potomac Yard Design Advisory Committee (PYDAC)**

Meeting Notes

April 12, 2017

7:00pm to 9:00pm

The Station at Potomac Yard Community Room

**Committee Members in Attendance:**

Jason Albers - Chair

Francisco Duran

Anthony Istrico

Jeremy Fretts

Jorianne Jernberg

Elizabeth Wrightson

Matthew Johnston

**Absent:**

Nicholas Jordan

**City Staff:**

Dirk Geratz, Principal Planner, P&Z

Nathan Randall, Urban Planner, P&Z

Ryan Price, Urban Planner, P&Z

Richard Lawrence, Urban Planner, P&Z

Jose Ayala, Urban Planner, P&Z

**Applicant Representatives:**

Catharine Puskar, Walsh Colucci Lubeley and Walsh PC

Robert Brant, Walsh Colucci Lubeley and Walsh PC

Scott Fleming, Rust Orling Architecture

Stephen Collins, Pulte

**AGENDA ITEMS**

1. Introductions
2. Summary of Potomac Yard Development
3. Landbay H/I East Multifamily
4. Update on North Potomac Yard Small Area Plan

**CALL TO ORDER**

The meeting began at 7:00 p.m. A quorum for the meeting was established.

**DISCUSSION**

*Agenda Item #2: Summary of Potomac Yard Development*

- Staff gave a brief presentation on the completed and on-going development in Potomac Yard.



- PYDAC asked about the status of Landbay G. Staff noted that the NIB building has been approved for construction.

*Agenda Item #3: Landbay H/I East Multifamily*

- Mr. Brant representing Pulte provided an overview of the proposal.
- Mr. Fleming, architect on the project, provided an overview of the building architecture and site elements.
- PYDAC asked the applicant about short-term loading and unloading for Uber/Lyft, UPS, food delivery etc. in the front of the building. The applicant noted that there is a dedicated loading area in the back of the building but that short-term loading activities would occur on various sides of the building as they do with other buildings in the City.
- PYDAC asked the applicant about the streetscape materials proposed. The applicant noted that the streetscape will comply with the Potomac Yard Design Guidelines with brick sidewalks along Swann and Mainline, and concrete sidewalks along Potomac and Watson.
- PYDAC suggested breaking up the continuous banding at the top of the 5<sup>th</sup> floor by either dropping the cornice at the corner, or changing some of the banding in the central portion of the facades.
- PYDAC asked the applicant why they are proposing raised planter beds in some areas of the site. The applicant noted that the planters are being provided in areas that are above the parking garage to meet the soil depth requirements and to ensure the plants are healthy.
- PYDAC asked clarification on the cornice materials at the 5<sup>th</sup> floor. The applicant's architect confirmed that synthetic wood will be used for this feature. PYDAC expressed concern about the material and asked if it could be stone. The applicant's architect noted that this material is widely used and would appear as stone from the pedestrian and street level.
- PYDAC asked what type of construction will be used for the building. The applicant noted that it will be type 5A construction, with the bottom 2 floors being constructed with concrete and the top 4 floors being constructed with wood.
- PYDAC asked the architect if the synthetic wood material has been used in other parts of Potomac Yard. The applicant's architect will be following up with additional information on that question.
- PYDAC asked how the building setbacks compare to others in Potomac Yard and expressed concern that some buildings along Route 1 are too close to the road.
- PYDAC asked the applicant how the proposed height compares to Frasier. The applicant's architect noted that the proposed building is 6-floors and that the Fraiser is 5-floors.
- PYDAC asked clarification on the proposed unit sizes. The applicant noted that this proposal is the first condo building in Potomac Yard and that the unit sizes would include 1-bedroom units, 1-bedroom + den units, 2-bedroom units, and 2-bedroom + den units, and range in size, most being approximately 1,200 – 1,400 sf.
- PYDAC asked if there would be an affordable housing provided in the building. The applicant noted that the affordable housing portion of the project was still being discussed with the City, but that the applicant intends to meet the City policy.

- PYDAC asked if the green space on site will be programed. The applicant noted that the ground level open space is designed as a passive area and would not be programed.
- PYDAC noted that the building looks a little top heavy and suggested making the striped blond base of the building appear taller. Similarly the Committee asked the applicant to consider potential changes to reduce the apparent height of the top floor also for better architectural balance.

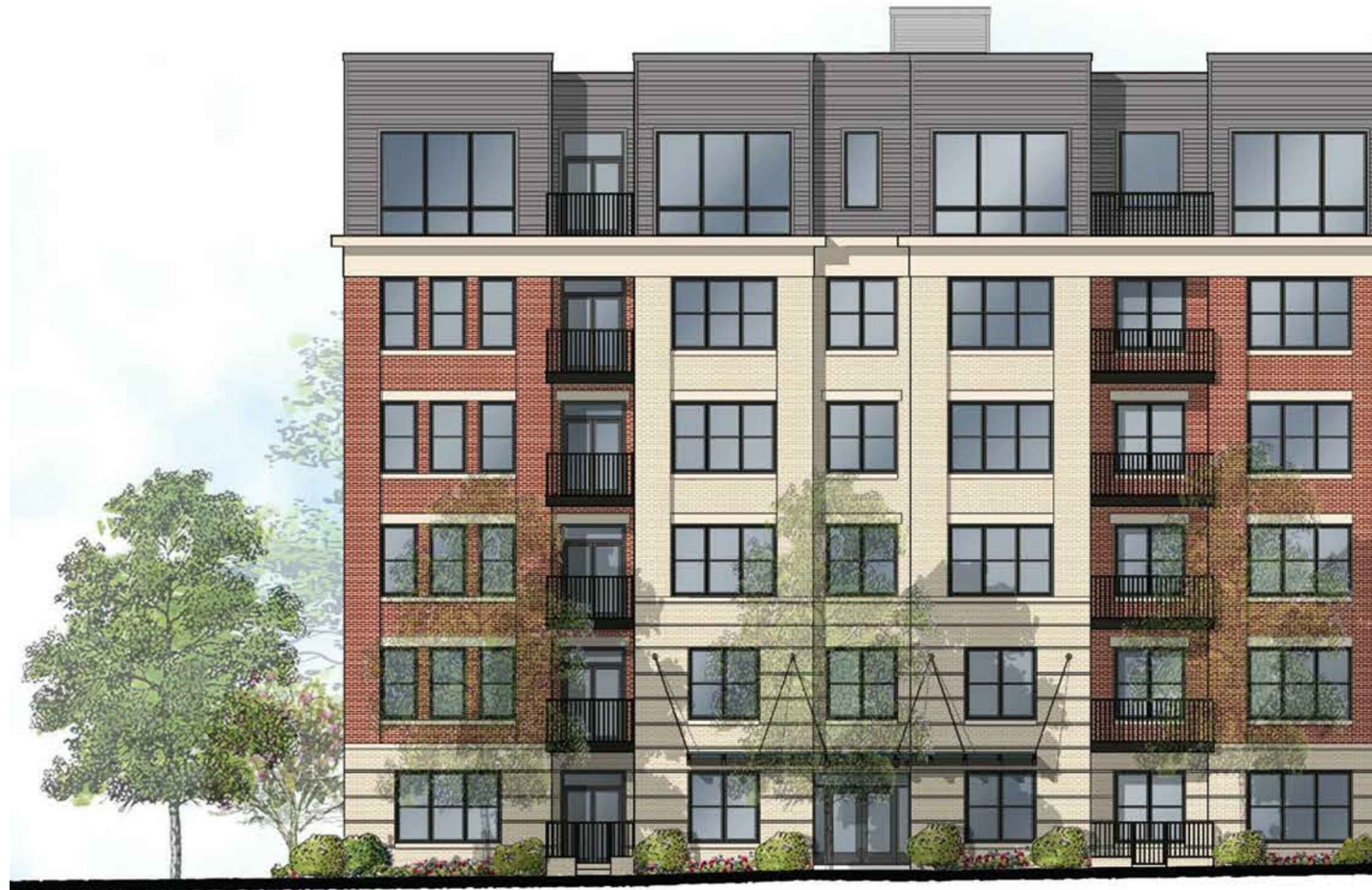
In summary the Committee recommended that the applicant study the following design considerations:

- Increase the height of the base;
- Enhance the entry of the building;
- Reduce the apparent height of the top floor and study the appearance of the cornice; and
- Clarify the material choices at the top floor.

*Agenda Item #4: Update on North Potomac Yard Small Area Plan*

- Staff gave a brief presentation on the North Potomac Yard Small Area Plan update.
- PYDAC raised concerns about the use mix being considered, specifically that there is too much residential.

Meeting was adjourned at 8:45 p.m.



APRIL 6, 2017

CORNICE AND FRIEZE RAISED ABOVE LINTELS TO DECREASE VISUAL APPEARANCE OF TOP FLOOR HEIGHT (CORNICE AND FRIEZE MATERIAL IS NOTED AS CEMENTITIOUS BOARD)

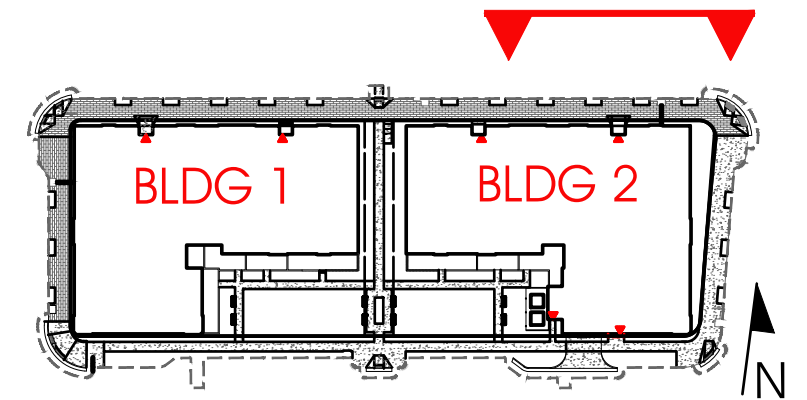
COLOR OF TOP FLOOR CHANGED TO BOTH BREAK UP TOP FLOOR AND ACCENTUATE ENTRANCE FEATURE

EXTERIOR WALL AT MAIN ENTRY IS PROJECTED TO INTERRUPT CONTINUOUS FRIEZE AND CORNICE



CURRENT

HEIGHT OF BASE INCREASED TO IMPROVE VISUAL BALANCE WITH TOP



September 6, 2017  
AE-0

BUILDING 2 PARTIAL NORTH ELEVATION  
Potomac Yard Landbay H Multifamily  
15.032

1/16"=1'-0"

**RUST | ORLING**  
ARCHITECTURE

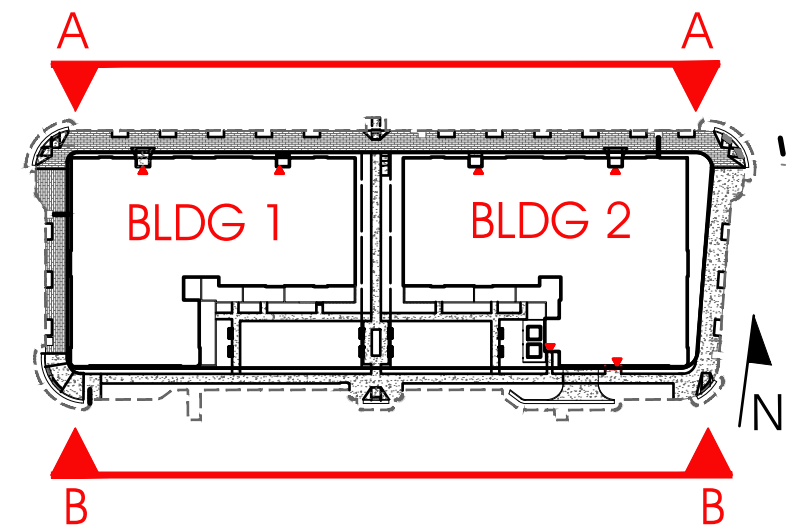




A - A



B - B



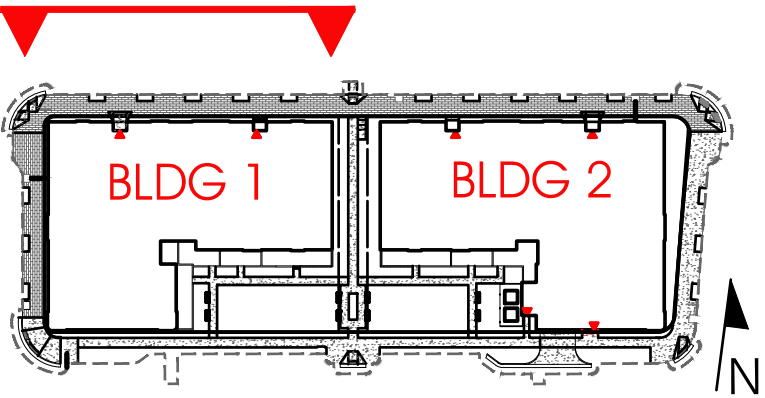




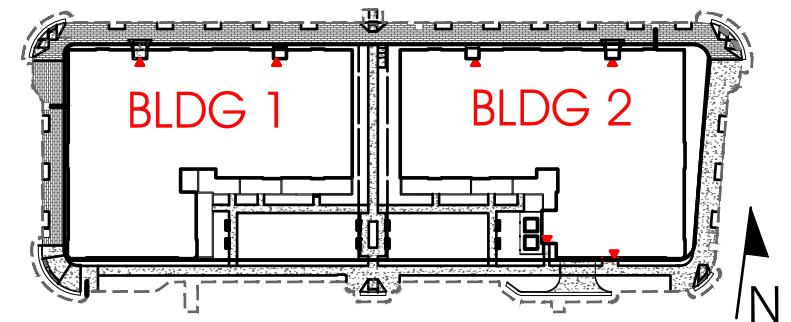
BRICK RUSTICATED BASE

SINGLE OR DOUBLE HUNG WINDOWS, TYP.

METAL CANOPY WITH METAL SUPPORT RODS AT MAIN ENTRANCE







September 6, 2017  
AE-3

BUILDING 1 WEST ELEVATION

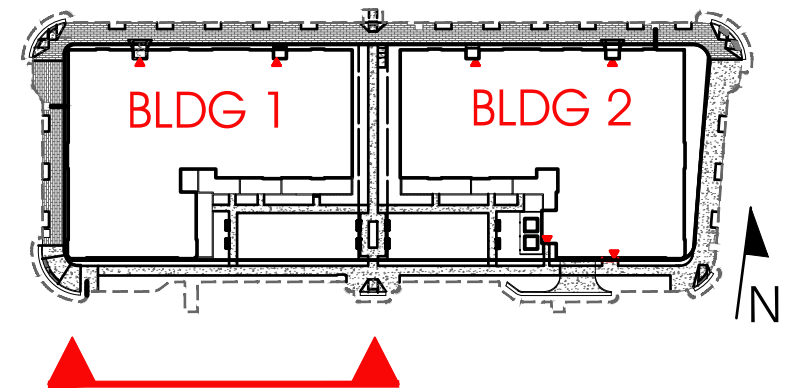
Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

**RUST | ORLING**  
ARCHITECTURE





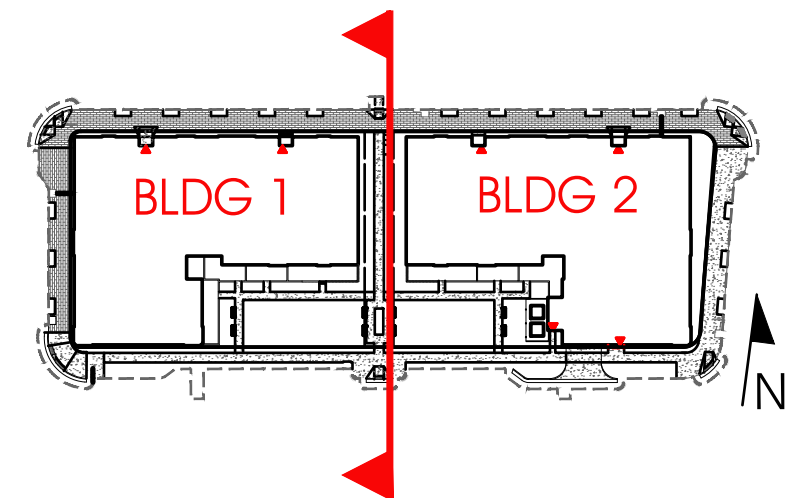
September 6, 2017  
AE-4

BUILDING 1 SOUTH ELEVATION  
Potomac Yard Landbay H Multifamily  
15.032

1/16"=1'-0"

**RUST | ORLING**  
ARCHITECTURE





September 6, 2017  
AE-5

BUILDING 1 EAST ELEVATION

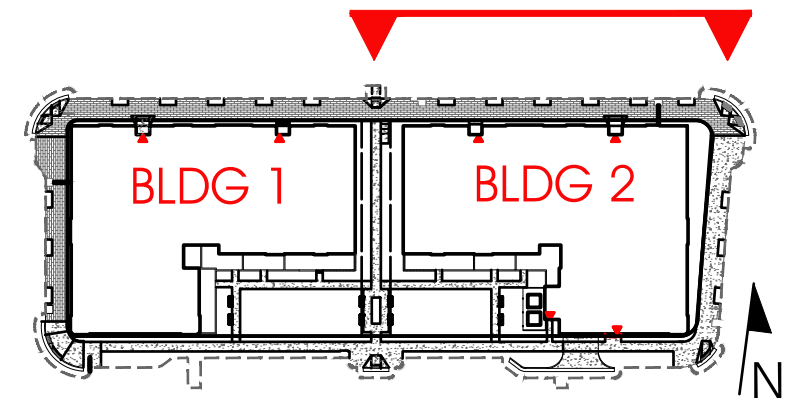
Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

**RUST | ORLING**  
ARCHITECTURE





September 6, 2017  
AE-6

BUILDING 2 NORTH ELEVATION

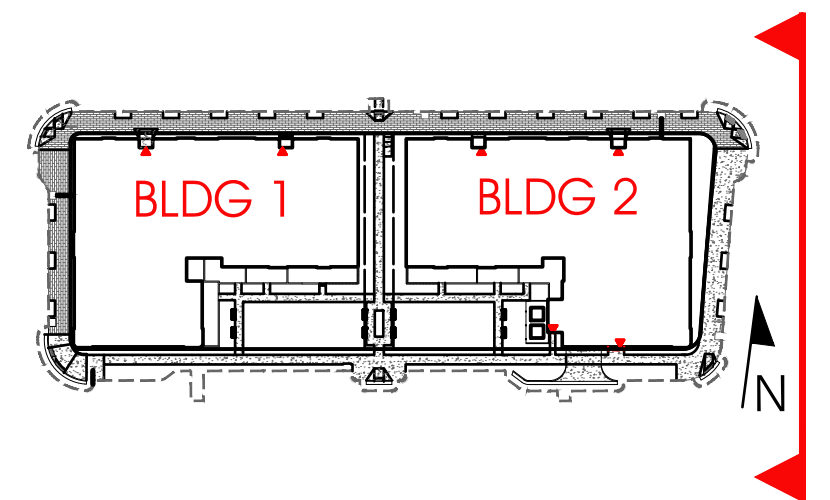
Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

RUST | ORLING  
ARCHITECTURE





September 6, 2017  
AE-7

BUILDING 2 EAST ELEVATION

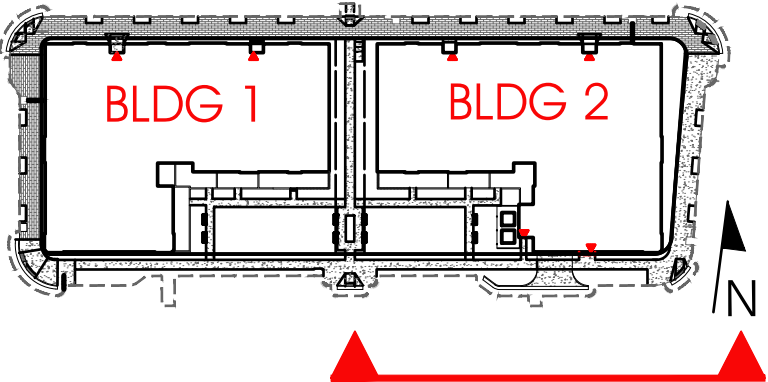
Potomac Yard Landbay H Multifamily

15.032

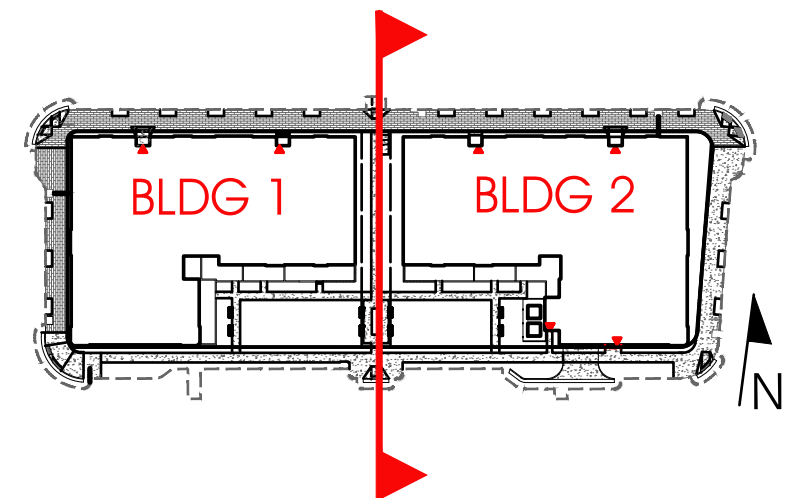
1/16"=1'-0"

**RUST | ORLING**  
ARCHITECTURE









September 6, 2017  
AE-9

BUILDING 2 WEST ELEVATION

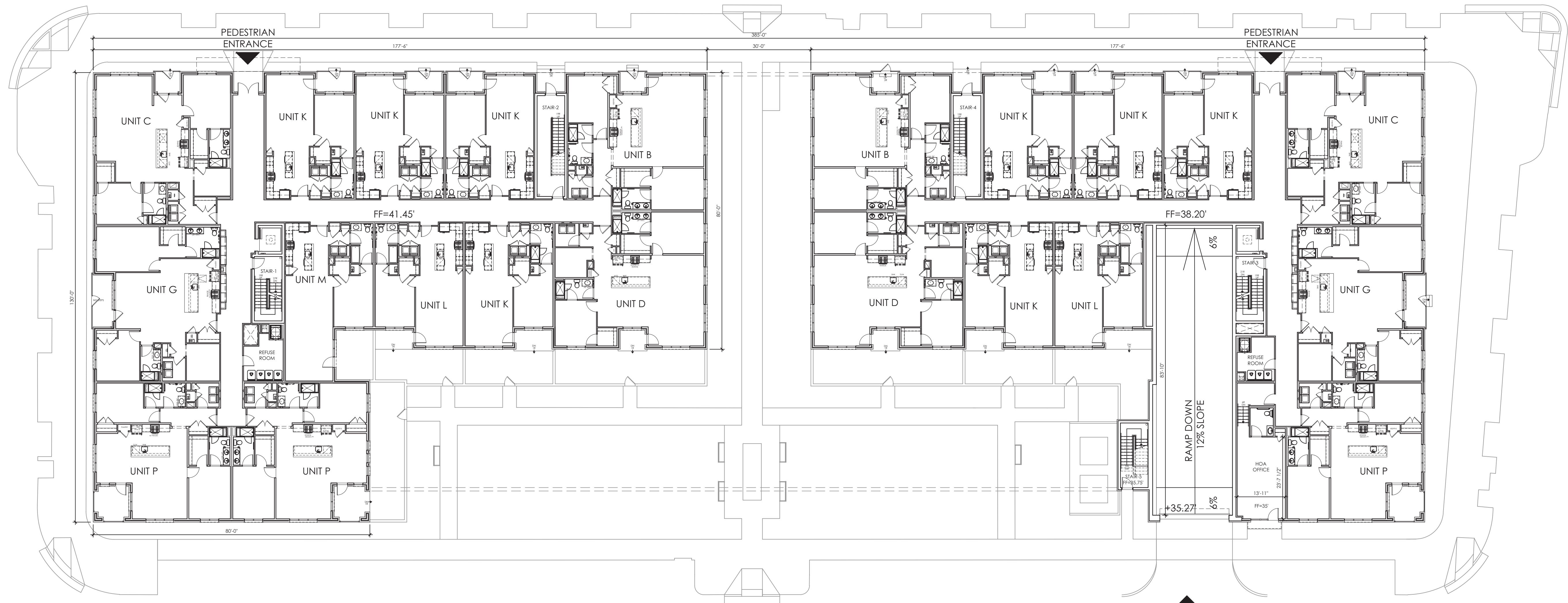
Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

**RUST | ORLING**  
ARCHITECTURE





FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



PROJECT CALCULATIONS

UNIT CALCULATIONS

		RESIDENTIAL FLOORS						UNIT MIX TOTAL	UNIT MIX PER BUILDING	BEDROOMS TOTAL	BEDROOMS PER BUILDING
		1ST.	2ND.	3RD.	4TH.	5TH.	6TH.				
BUILDING-1 (WEST)	1BR	6	5	5	5	5	5	31	72	31	108
	1BR + DEN	0	1	1	1	1	1	5		5	
	2BR	3	3	3	3	3	3	18		36	
	2BR + DEN	3	3	3	3	3	3	18		36	
BUILDING-2 (EAST)	1BR	5	5	5	5	5	5	30	70	30	105
	1BR + DEN	0	1	1	1	1	1	5		5	
	2BR	2	3	3	3	3	3	17		34	
	2BR + DEN	3	3	3	3	3	3	18		36	
TOTAL		22	24	24	24	24	24		142 D.U.		213 B.R.

UNIT MIX %	UNIT TOTAL	
	1BR	61 43%
	1BR + DEN	10 7%
	2BR	35 24.5%
	2BR + DEN	36 25.5%
TOTAL		142 100%

UNIT TYPES

			RESIDENTIAL FLOORS						UNIT MIX TOTAL
			1ST.	2ND.	3RD.	4TH.	5TH.	6TH.	
BUILDING-1 (WEST)	1BR	K	4	3	3	3	3	3	19
		L	1	1	1	1	1	1	6
		M	1	1	1	1	1	1	6
	1BR + DEN	N	0	1	1	1	1	1	5
		B	1	1	1	1	1	1	6
		P	2	2	2	2	2	2	12
	2BR	C	1	1	1	1	1	1	6
		D	1	1	1	1	1	1	6
BUILDING-2 (EAST)	2BR + DEN	G	1	1	1	1	1	1	6
		K	4	3	3	3	3	3	19
		L	1	1	1	1	1	1	6
	1BR	M	0	1	1	1	1	1	5
		N	0	1	1	1	1	1	5
		B	1	1	1	1	1	1	6
	1BR + DEN	P	1	2	2	2	2	2	11
		C	1	1	1	1	1	1	6
TOTAL	2BR + DEN	D	1	1	1	1	1	1	6
		G	1	1	1	1	1	1	6
			22	24	24	24	24	24	142 D.U.

APPROVED

SPECIAL USE PERMIT NO. 2016-0022

DEPARTMENT OF PLANNING & ZONING

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DATE RECORDED \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ DATE \_\_\_\_\_



A01

FIRST FLOOR PLAN

DATE: 6/22/2017



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



APPROVED	
SPECIAL USE PERMIT NO. <u>2016-0022</u>	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ DATE _____



**A02**  
**SECOND FLOOR PLAN**  
 DATE: 6/22/2017





3RD-5TH FLOOR PLAN

SCALE: 1/16" = 1'-0"



APPROVED	
SPECIAL USE PERMIT NO. 2016-0022	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO.	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO. DATE



**A03**  
TYPICAL FLOOR PLAN  
DATE: 6/22/2017



SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

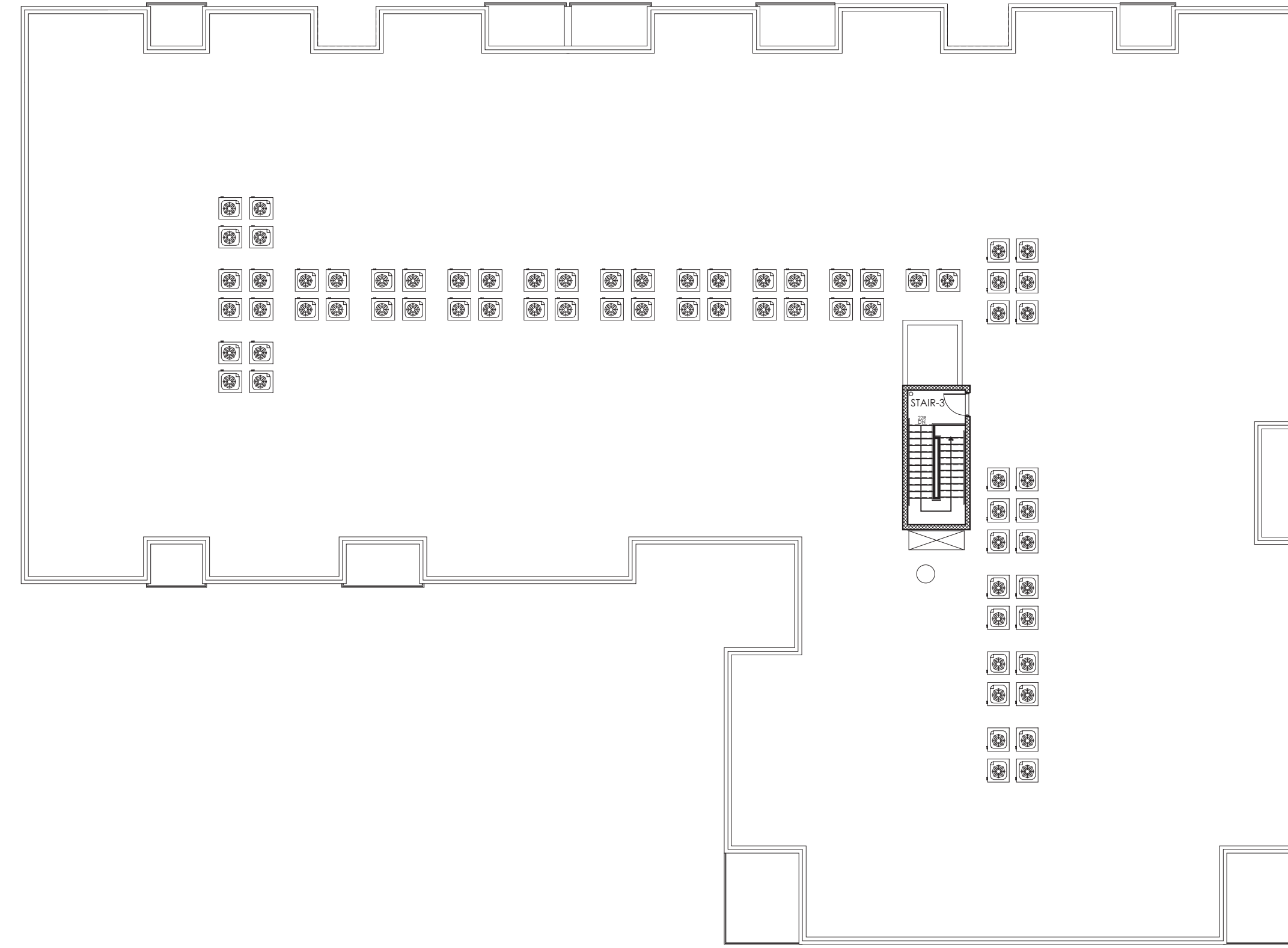
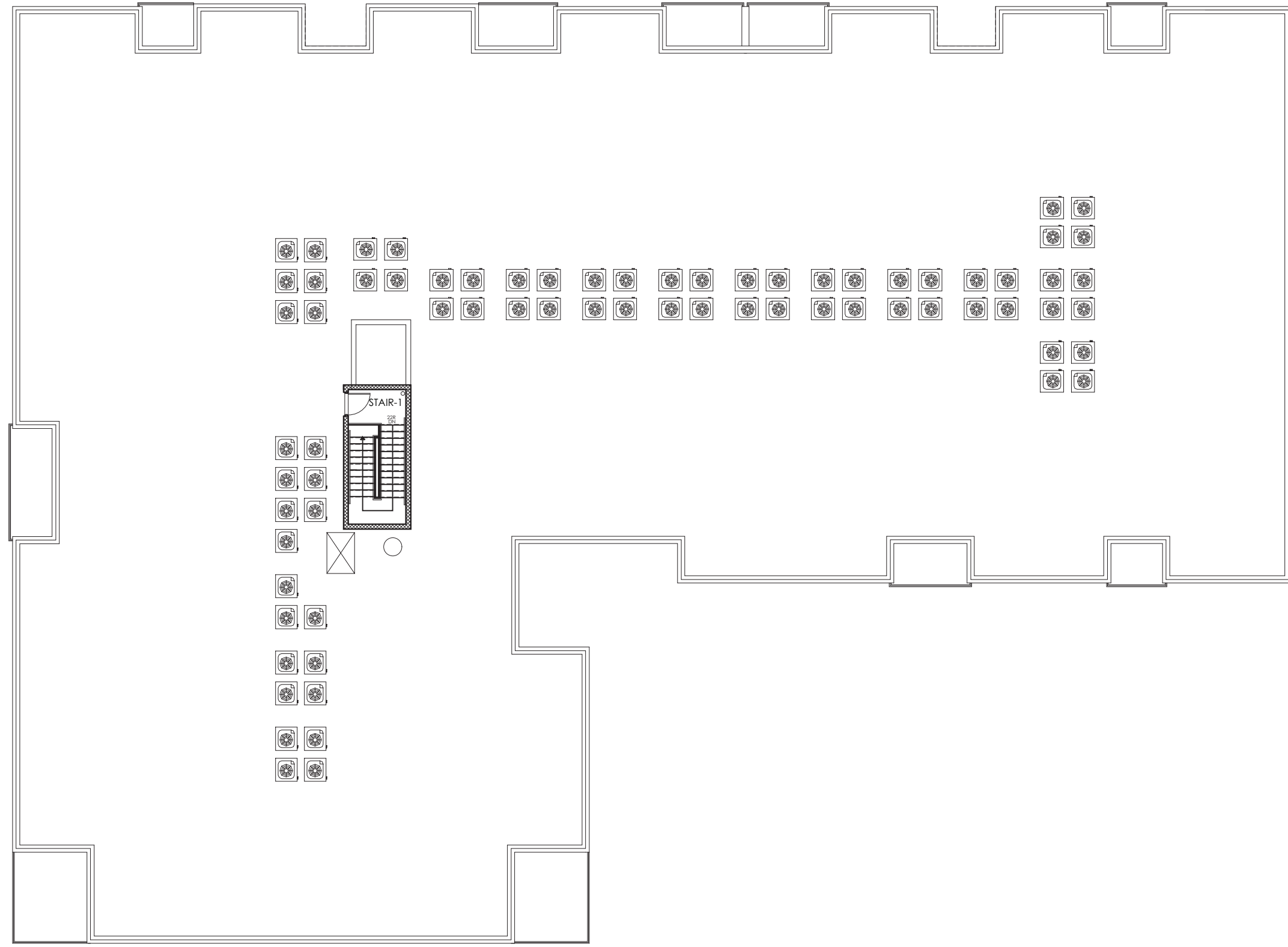


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SPECIAL USE PERMIT NO. 2016-0022	
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SITE PLAN NO.	
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CHAIRMAN, PLANNING COMMISSION	
DATE	
DATE RECORDED	
INSTRUMENT NO.	DEED BOOK NO.
DATE	



A06  
SIXTH FLOOR PLAN  
DATE: 6/22/2017





## ROOF PLAN

SCALE: 1/16" = 1'-0"



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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
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DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	



**A07**  
**ROOF PLAN**  
DATE: 6/22/2017

**MINNO ■ WASKO**  
ARCHITECTS AND PLANNERS

80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530

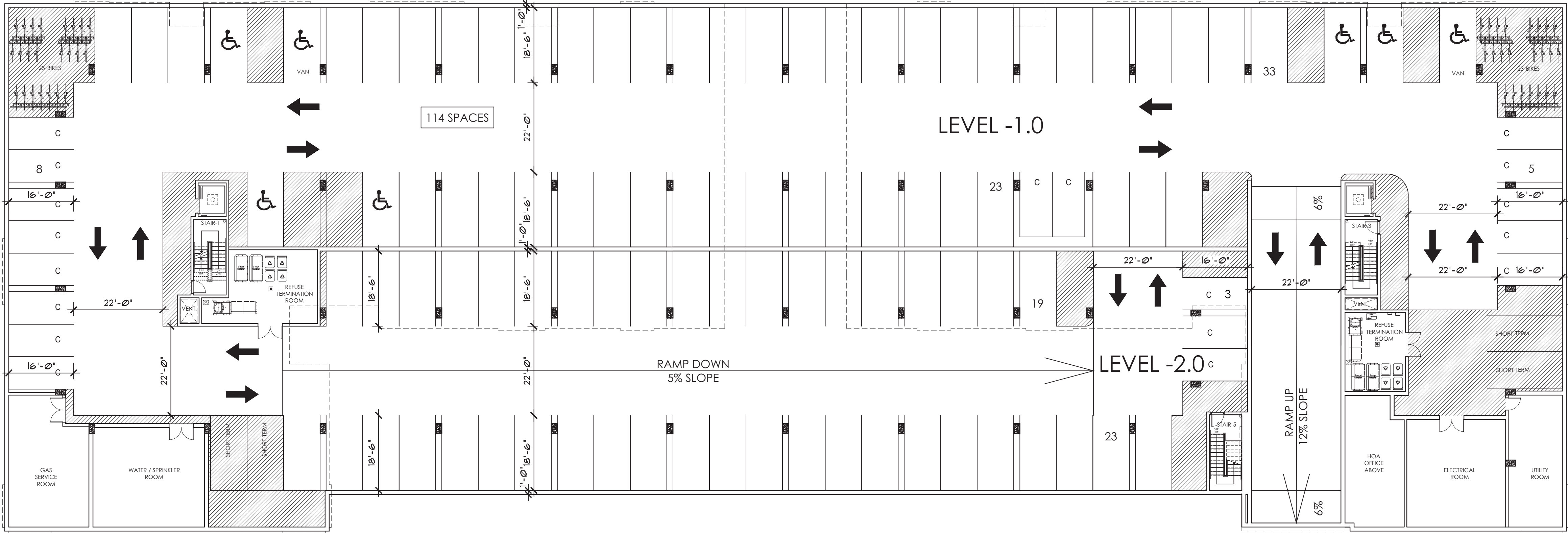
MINNOWASKO.COM

PULTE HOMES CORP

**POTOMAC YARD - Landbay H/I Multifamily**  
CITY OF ALEXANDRIA, VIRGINIA

96-0049-88  
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

142 UNITS  
TYPE A: 3 UNITS  
TYPE B: 139 UNITS  
213 BEDROOMS  
207 PARKING SPACES PROVIDED  
7 ACCESSIBLE SPACES REQUIRED WITH 2 VAN SPACES



BASEMENT PLAN - GARAGE - LEVEL -1  
SCALE: 1/16" = 1'-0"

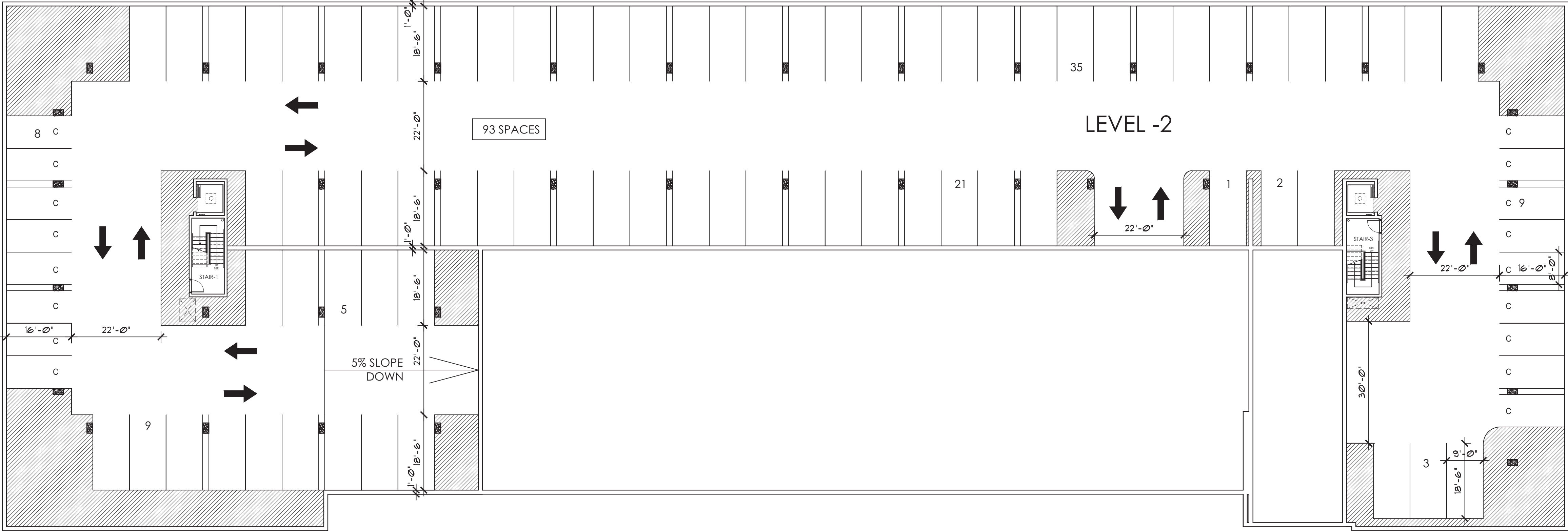


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DATE	
DATE RECORDED	
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DATE	



**B01**  
**BASEMENT PLAN**  
DATE: 6/22/2017

142 UNITS  
213 BEDROOMS  
207 PARKING SPACES PROVIDED



BASEMENT PLAN - GARAGE - LEVEL 2  
SCALE: 1/16" = 1'-0"

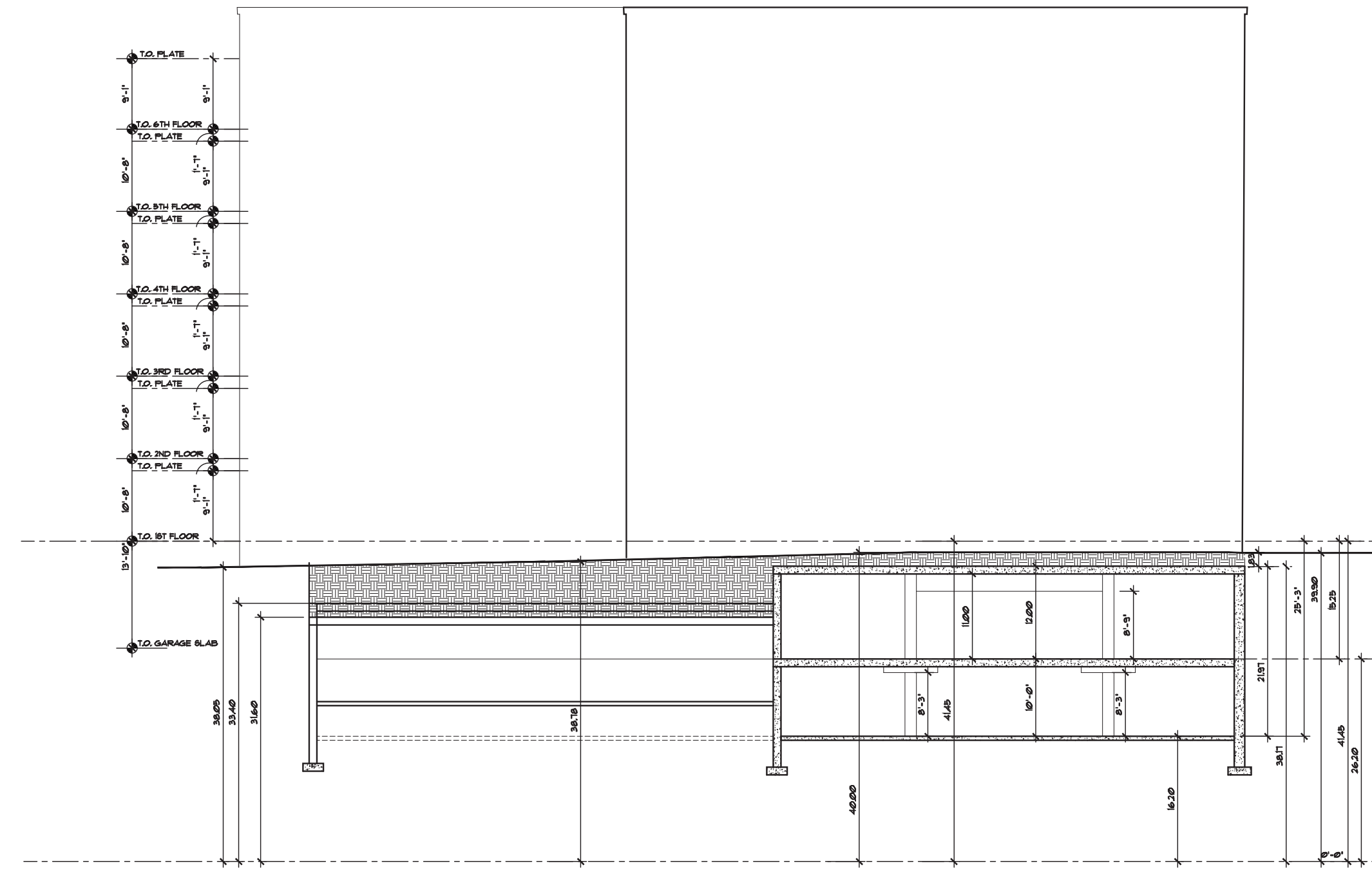
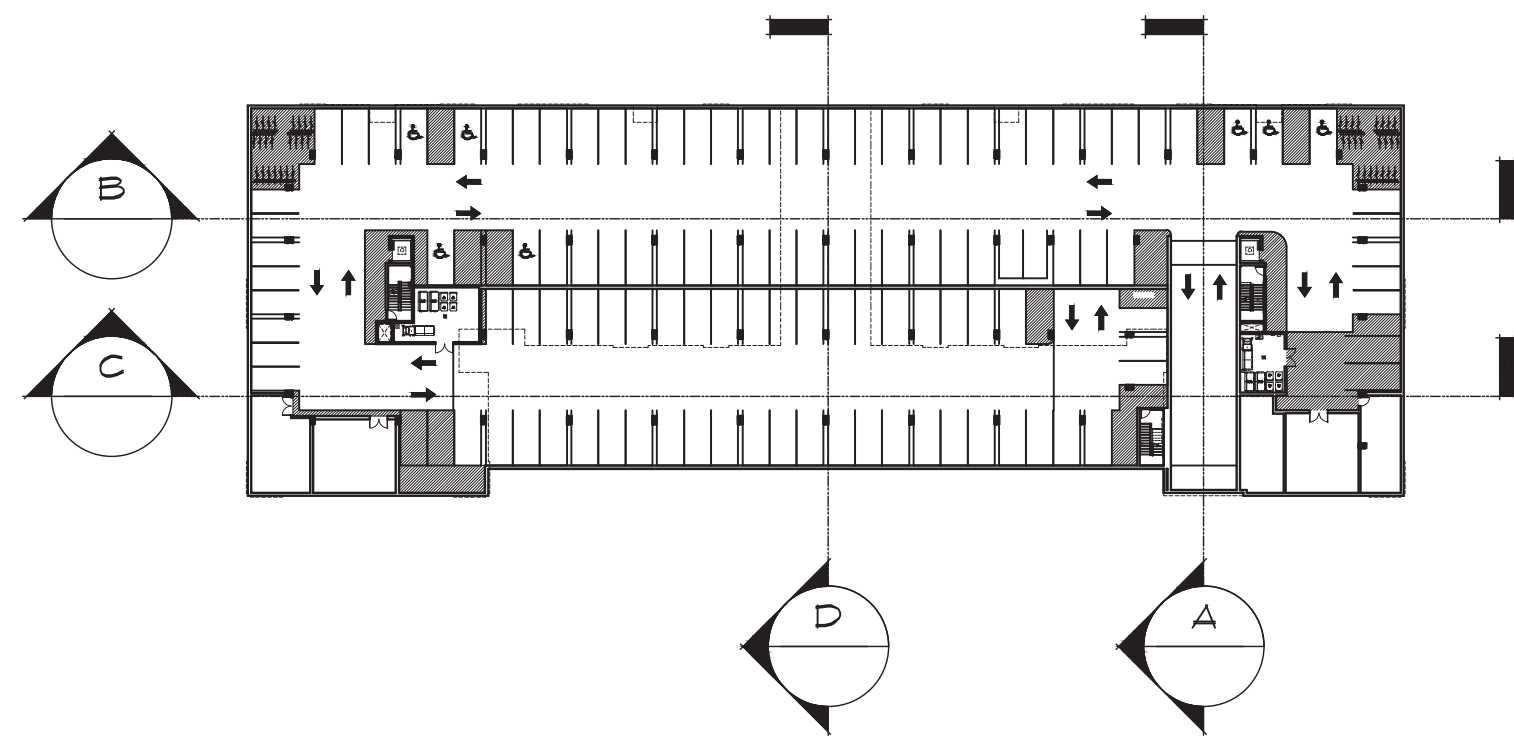


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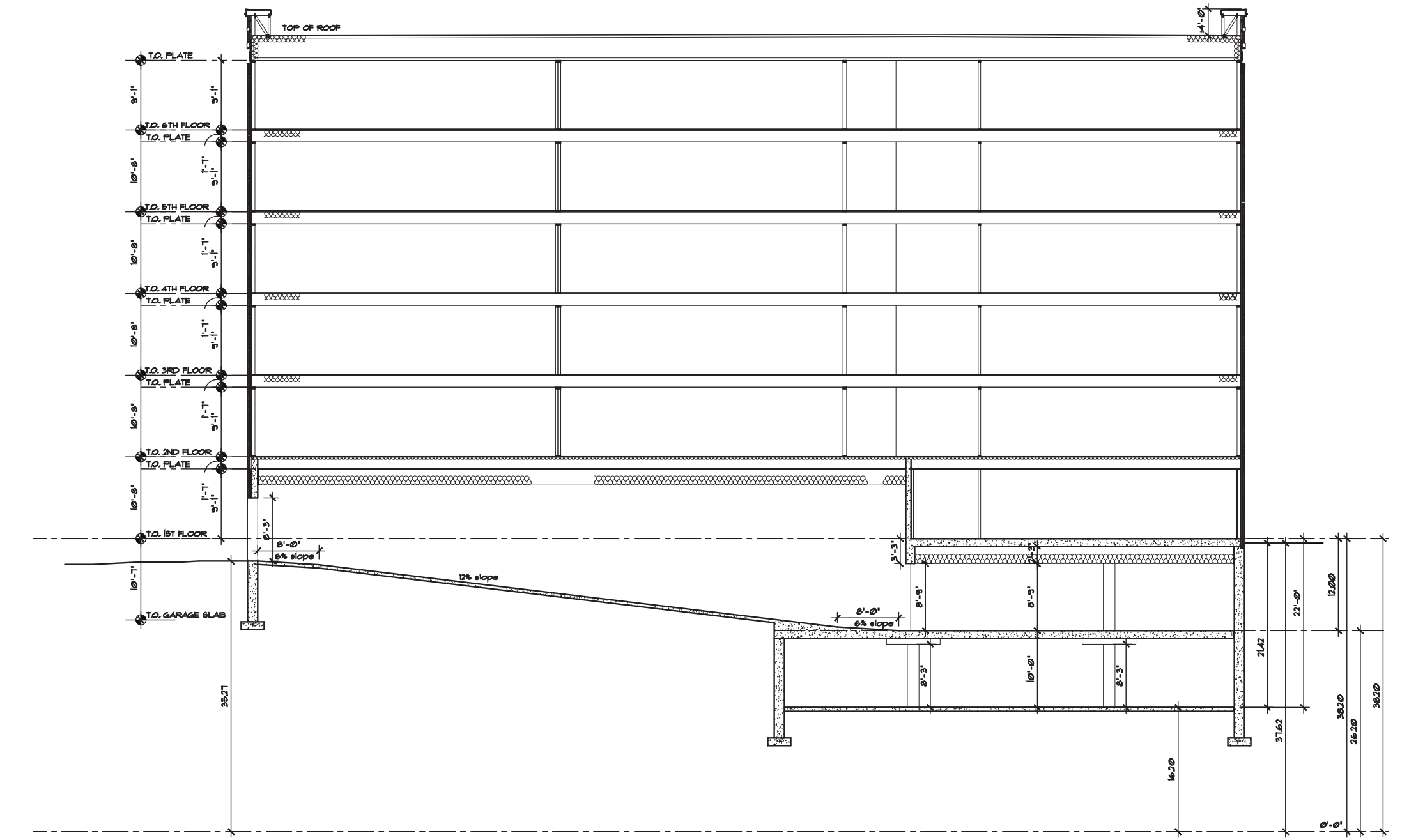


**B02**  
**BASEMENT PLAN**  
DATE: 6/22/2017

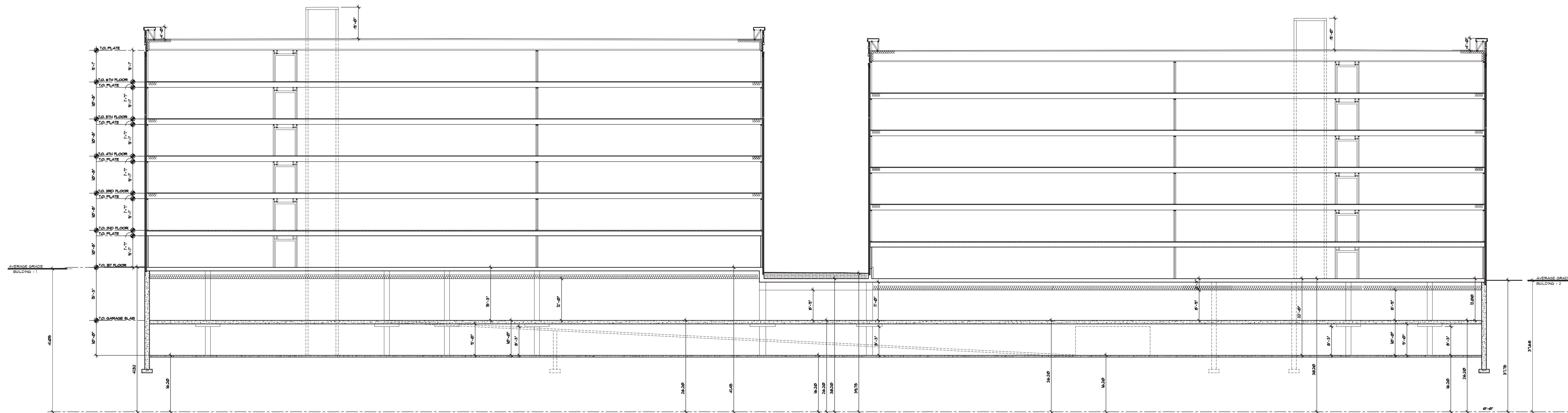




WORKING SECTION THROUGH THE WALK - D  
SCALE: 1/16" = 1'-0"



WORKING SECTION THROUGH GARAGE SPEED RAMP - A  
SCALE: 1/16" = 1'-0"

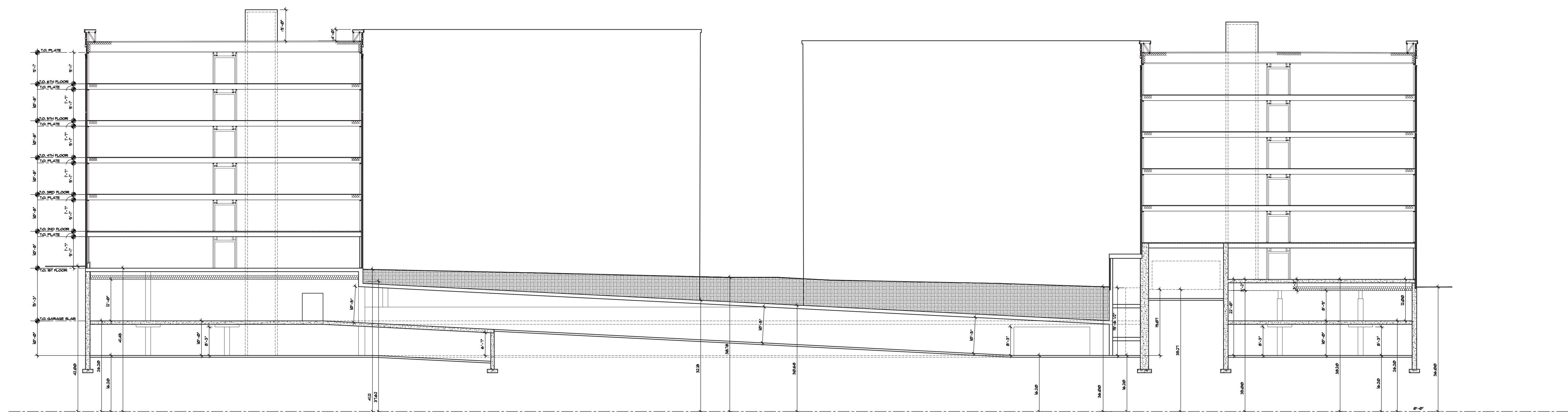
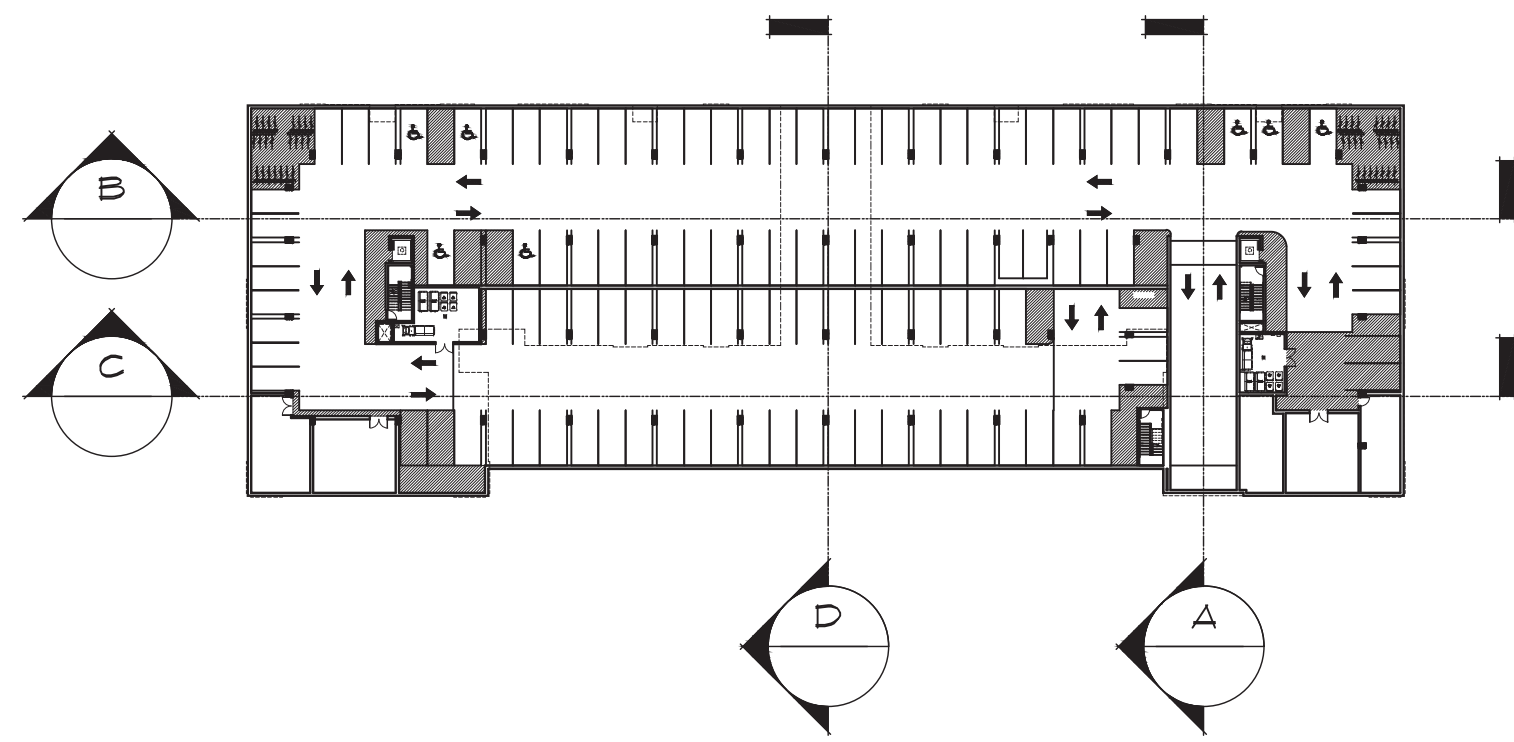


LONGITUDINAL WORKING SECTION THROUGH GARAGE - B  
SCALE: 1/16" = 1'-0"

APPROVED	
SPECIAL USE PERMIT NO. 2016-0022	
DEPARTMENT OF PLANNING & ZONING	
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**C1**  
**SECTIONS**  
DATE: 6/22/2017



LONGITUDINAL WORKING SECTION THROUGH GARAGE - C  
SCALE: 1/16" = 1'-0"

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**C2**  
**SECTIONS**  
DATE: 6/22/2017





**NOTE:**  
1. GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY  
AND SUBJECT TO CHANGE DURING THE SITE PLAN  
DESIGN PROCESS.

<b>APPROVED</b> SPECIAL USE PERMIT NO. <u>2016-0022</u>		
DEPARTMENT OF PLANNING & ZONING		
DIRECTOR	DATE	
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES		
SITE PLAN No. _____		
DIRECTOR	DATE	
CHAIRMAN, PLANNING COMMISSION		
DATE RECORDED _____		
INSTRUMENT NO.	DEED BOOK NO.	DATE

REVISIONS:

DATE JULY 10, 2017  
DESIGNED BY: JN / MC  
DRAWN BY: JN / MA  
CHECKED BY: MC  
SCALE: 1/8" = 1'-0"  
PROJECT #: 2015084  
SHEET NUMBER:  
**L-1.0**

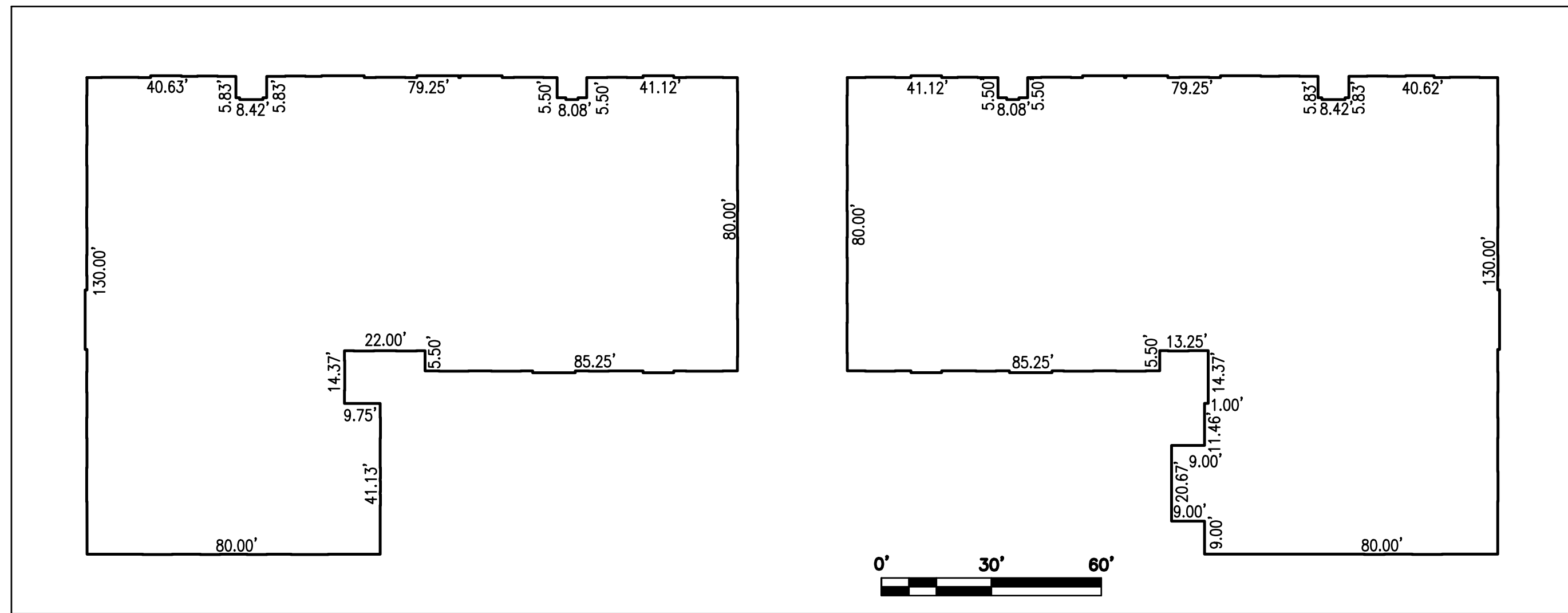
**POTOMAC YARD - Landbay H/I Multifamily**  
**PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT**  
PULTE GROUP | City of Alexandria, Virginia  
**ILLUSTRATIVE PLAN**



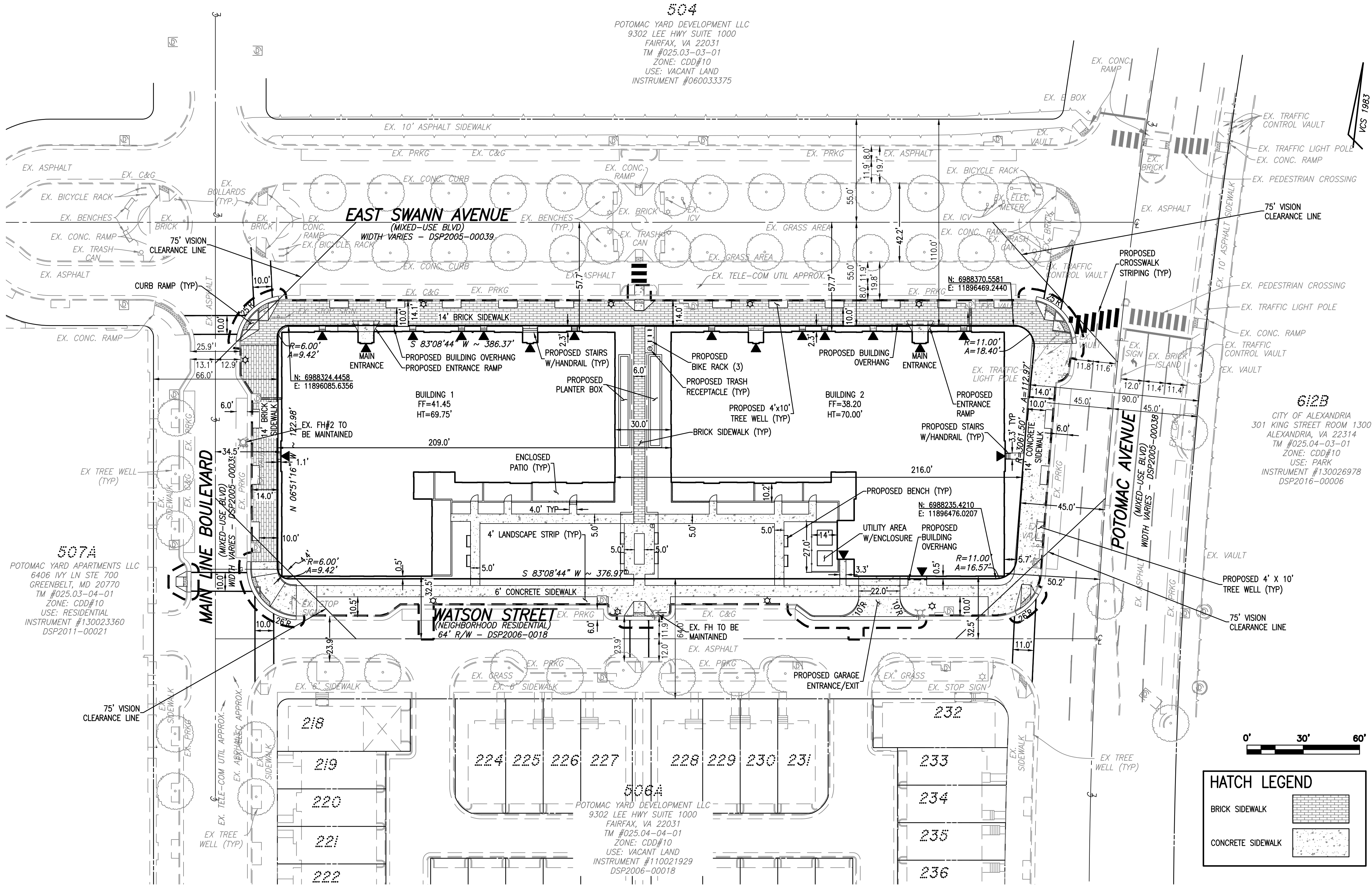
**LandDesign**  
200 S. Peyton St., Alexandria, VA 22314  
V: 703.549.7784 F: 703.549.4984  
www.LandDesign.com



A:\2015\15117\DWG\DWG\15117-00022.dwg  
Map, Jul 10 2017 - 10:43:15am



**BUILDING DIMENSION PLAN**  
SCALE: 1" = 30'



HATCH LEGEND	
BRICK SIDEWALK	
CONCRETE SIDEWALK	

**ARCHAEOLOGY NOTES:**  
THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE CITY OF ALEXANDRIA ZONING ORDINANCE.

### TEXT LEGEND

\*= DEGREES  
'= MINUTES (OR FEET)  
"= SECONDS (OR INCHES)  
%= PERCENT  
# = NUMBER  
@ = AT  
lbs. = POUNDS  
A = ARC  
AC. = ACRE  
ADA = AMERICANS W/ DISABILITIES ACT  
APPROX. = APPROXIMATE  
BC = BOTTOM OF CURB  
BF = BASEMENT FLOOR  
BLDG. = BUILDING  
BM = BENCHMARK  
BOL = BOLLARD  
CATV = CABLE UTILITY  
CL = CLASS  
CLEAR = CLEARANCE  
CLF = CHAIN LINK FENCE  
CMP = CORRUGATED METAL PIPE  
C.I. = CURB INLET  
C.O. = CLEAN OUT  
CONC. = CONCRETE  
C&G = CURB & GUTTER  
DB = DEED BOOK  
DIP = DUCTILE IRON PIPE  
DOM = DOMESTIC  
DSP = DEVELOPMENT SITE PLAN  
DSUP = DEVELOPMENT SPECIAL USE PERMIT  
DU = DWELLING UNIT  
E = EAST  
EBOX = ELECTRICAL BOX  
ESMT. = EASEMENT  
EP = EDGE OF PAVEMENT  
EVE = EMERGENCY VEHICLE EASEMENT  
EX=EXISTING  
FDC = FIRE DEPT. CONNECTION  
FF = FINISH FLOOR  
FH = FIRE HYDRANT  
FT. = FEET  
GL = GROUND LIGHT  
G/V = GAS VALVE  
G/M = GAS METER  
G.I. = GRATE INLET  
H.C. = HEADER CURB  
HDOP = HANDICAP  
HDPE = HIGH DENSITY POLYETHYLENE  
HPS = HIGH PRESSURE SODIUM  
IPF = IRON PIPE FOUND  
ICV = IRRIGATION CONTROL VALVE  
INV. = INVERT  
INSTR. = INSTRUMENT  
L = LUMENS  
LOC. = LOCATION  
LP = LIGHT POLE  
MAX. = MAXIMUM  
MH = MANHOLE  
MIN. = MINIMUM  
MPH = MILES PER HOUR  
MW = MONITORING WELL  
N = NORTH  
OHW = OVERHEAD WIRE  
PN = PANEL  
PG = PAGE  
PP = PER PLAN  
PROP. = PROPOSED  
PVC = POLYVINYL CHLORIDE  
R = RADIUS  
RCP = RE-ENFORCED CONCRETE PIPE  
RELOC. = RELOCATED  
RET. = RETAINING  
RESID. = RESIDENTIAL  
R/W = RIGHT-OF-WAY  
S = SOUTH  
SAN = SANITARY SEWER  
S.F. = SQUARE FEET  
SQ.FT. = SQUARE FEET  
STM. = STORM SEWER  
STR. = STRUCTURE  
SUB = SUBDIVISION PLAN  
TBR = TO BE REMOVED  
TBS = TO BE SAVED  
T.M. = TAX MAP  
TMH = TELEPHONE MANHOLE  
TC = TOP OF CURB  
TOW = TOP OF WALL  
TRAF.SIG. = TRAFFIC SIGNAL  
TYP. = TYPICAL  
UGE = UNDERGROUND ELECTRIC  
UP = UTILITY POLE  
VCS = VIRGINIA COORDINATE SYSTEM  
VPD = VEHICLES PER DAY  
W = WATT  
W. = WEST  
W.S.E. = WATER SURFACE ELEVATION  
WV = WATER VALVE  
WM = WATER METER  
W.W. = WINDOW WELL

### CIVIL LEGEND

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	- - - 124 - - -	- - - 124 - - -
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE	- - - - -	- - - - -

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

<b>APPROVED</b> SPECIAL USE PERMIT NO. 2016-0022	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
DATE _____	

PRELIMINARY DEVELOPMENT SPECIAL USE PERMIT  
POTOMAC YARD  
LANDBAY H/I MULTIFAMILY  
2551 MAINLINE BLVD  
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

DESIGN: ACS  
DRAWN: ABH  
SCALE: 1"=30'  
DATE: APRIL 2017

**SITE  
DIMENSION  
PLAN**

SHEET **5** OF **15**  
FILE: **15-117**

**R.C. FIELDS & ASSOCIATES, inc.**  
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COMMONWEALTH OF VIRGINIA  
ANDREA SPRUCH  
Lic. No. 047863  
JULY 10, 2017  
PROFESSIONAL ENGINEER